



5416C S. Middlebrook Pike

5416C S. Middlebrook Pike
Knoxville, Tennessee 37921

Property Highlights

- Office/Retail located in the Middlebrook Pike Corridor
- \$14.00 PSF or \$2,158.00 per month.
- Open reception area, several private offices and conference room
- Up to 300 Square Feet of Warehouse available
- 1.8 Miles to I-40/75
- 2 Miles to I-640
- Operating Expenses: 4.41 PSF (Estimated)
- Owner Agent

Offering Summary

Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	11,427 SF
Available SF:	1,850 SF
Lot Size:	

Demographics 1 Mile 3 Miles 5 Miles

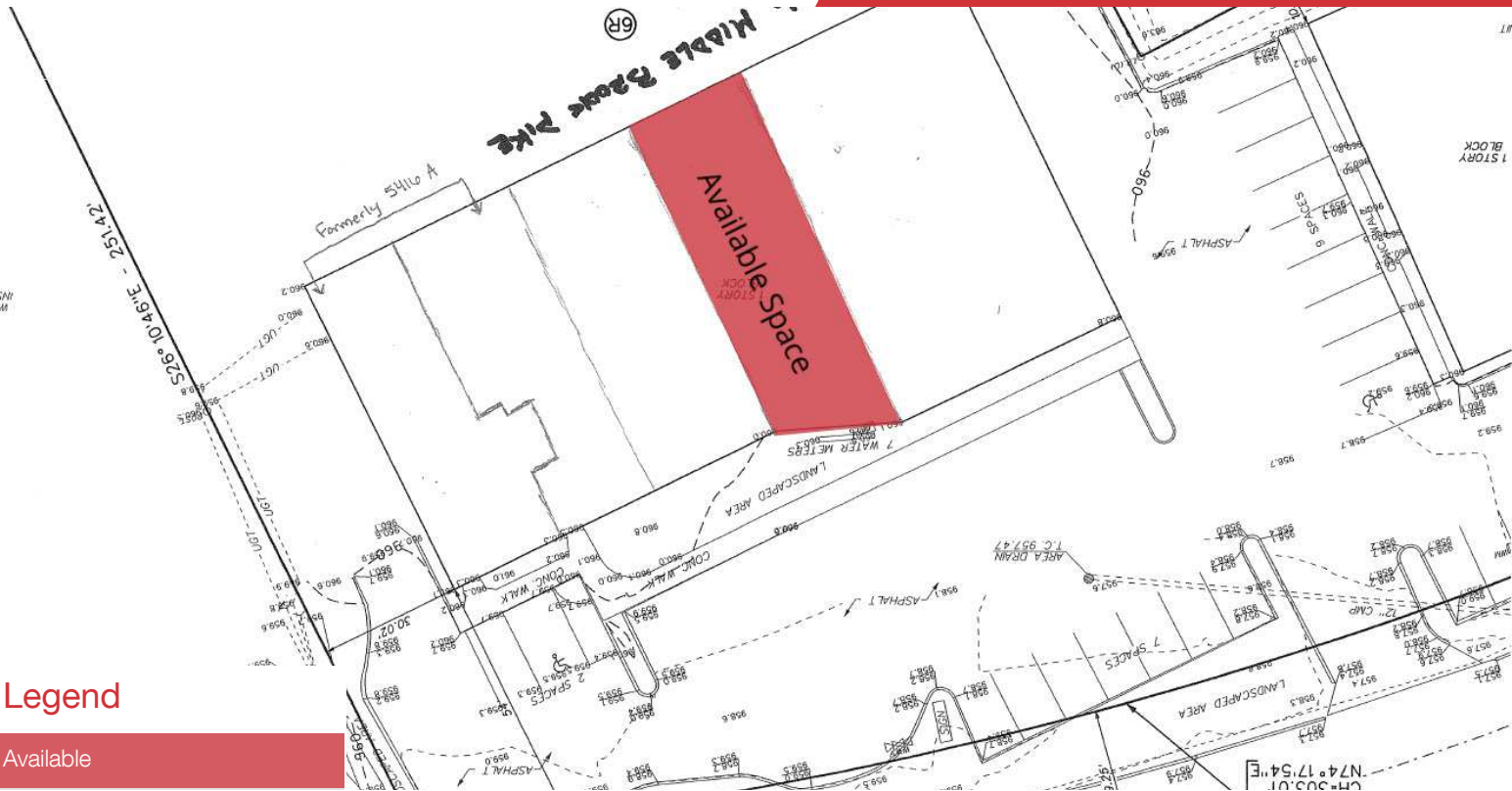
Total Households	2,459	23,737	60,992
Total Population	5,581	52,524	137,499
Average HH Income	\$47,277	\$62,263	\$59,508

For More Information

Maribel Koella, CCIM, SIOR, FRICS, CRE

O: 865 250 9001

mkoella@koellamoore.com



Legend

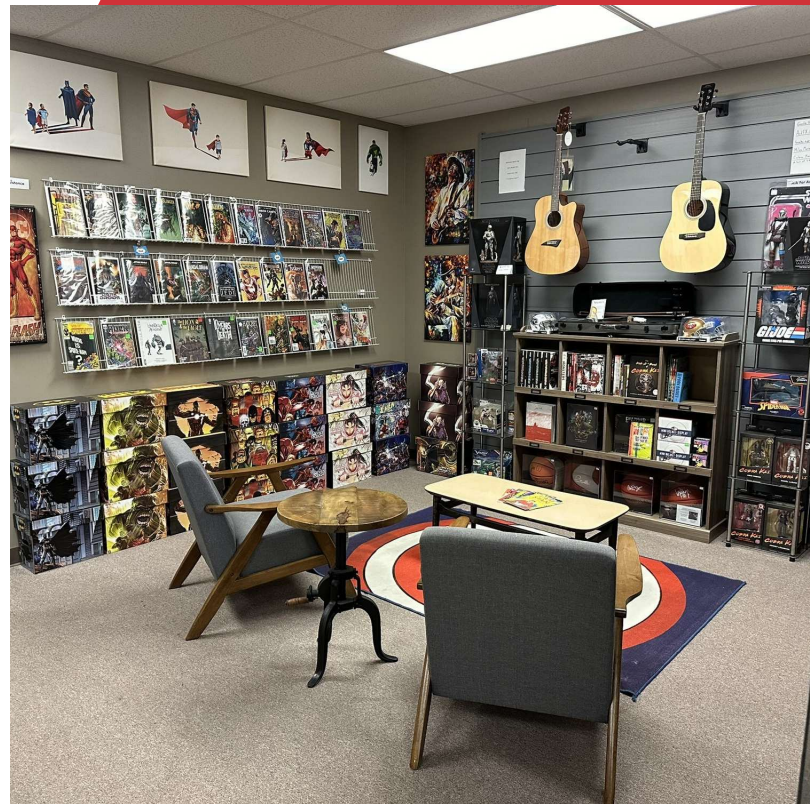
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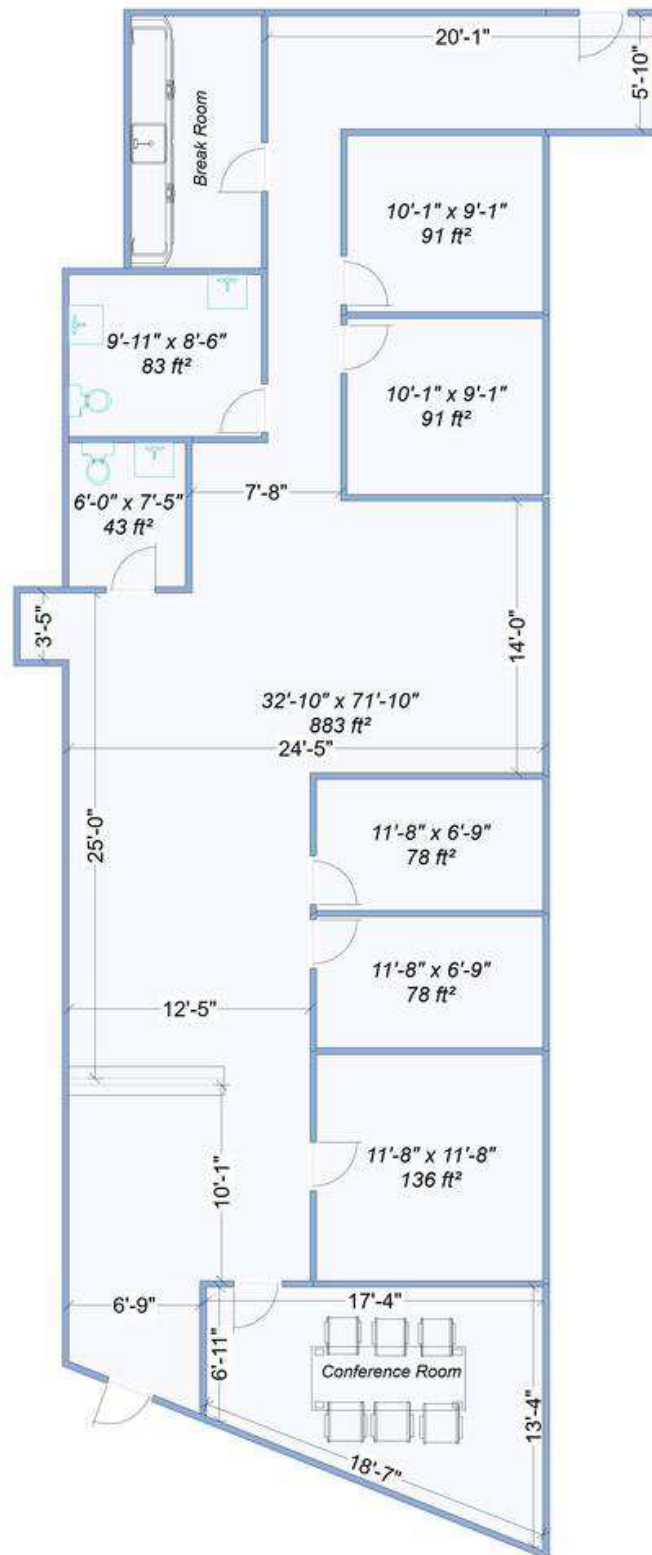
Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,850 SF	Lease Rate:	\$14.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate
5416 S. Middlebrook Pike	Available	1,850 SF	NNN	\$14.00 SF/yr

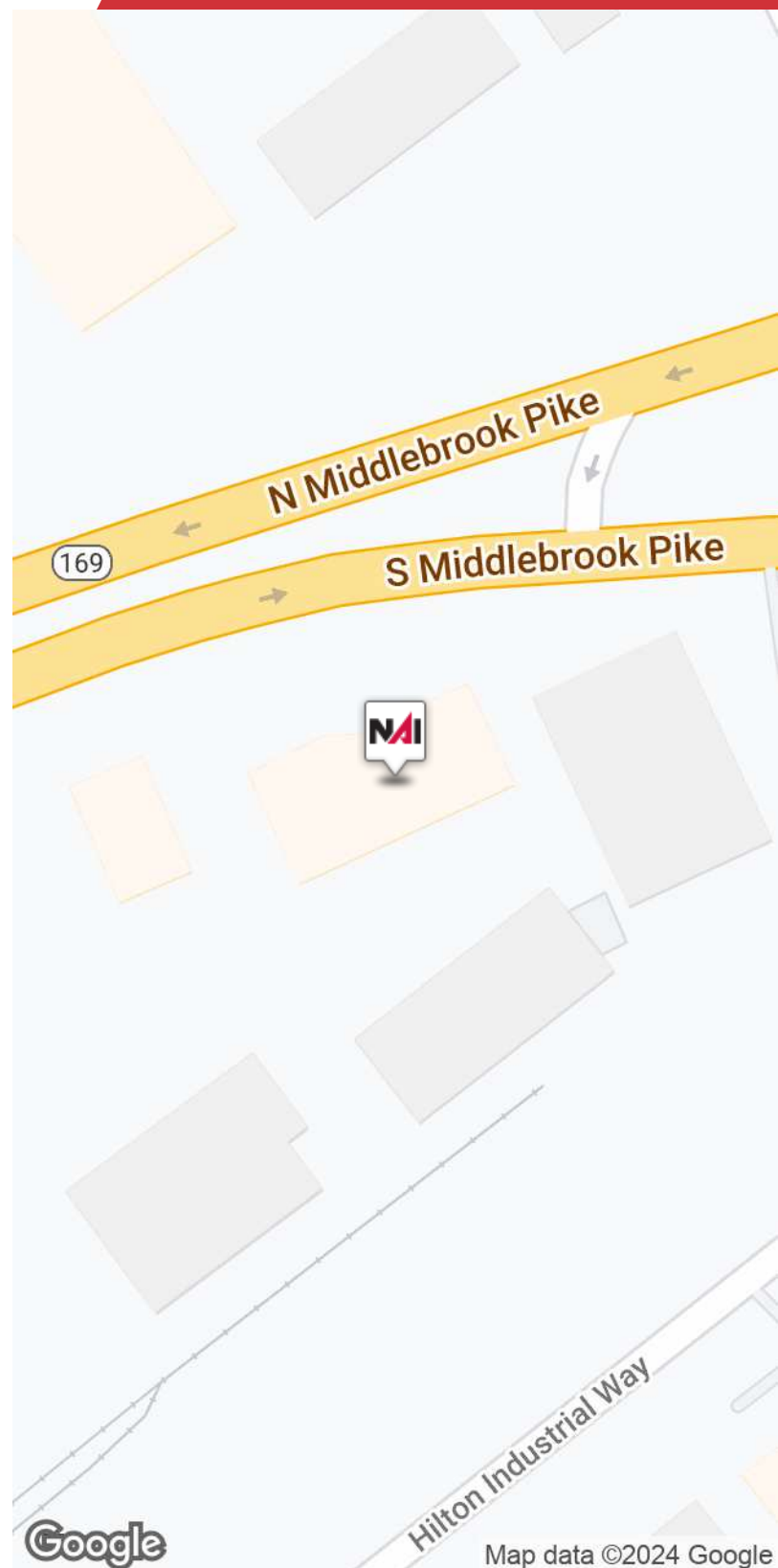




For Lease

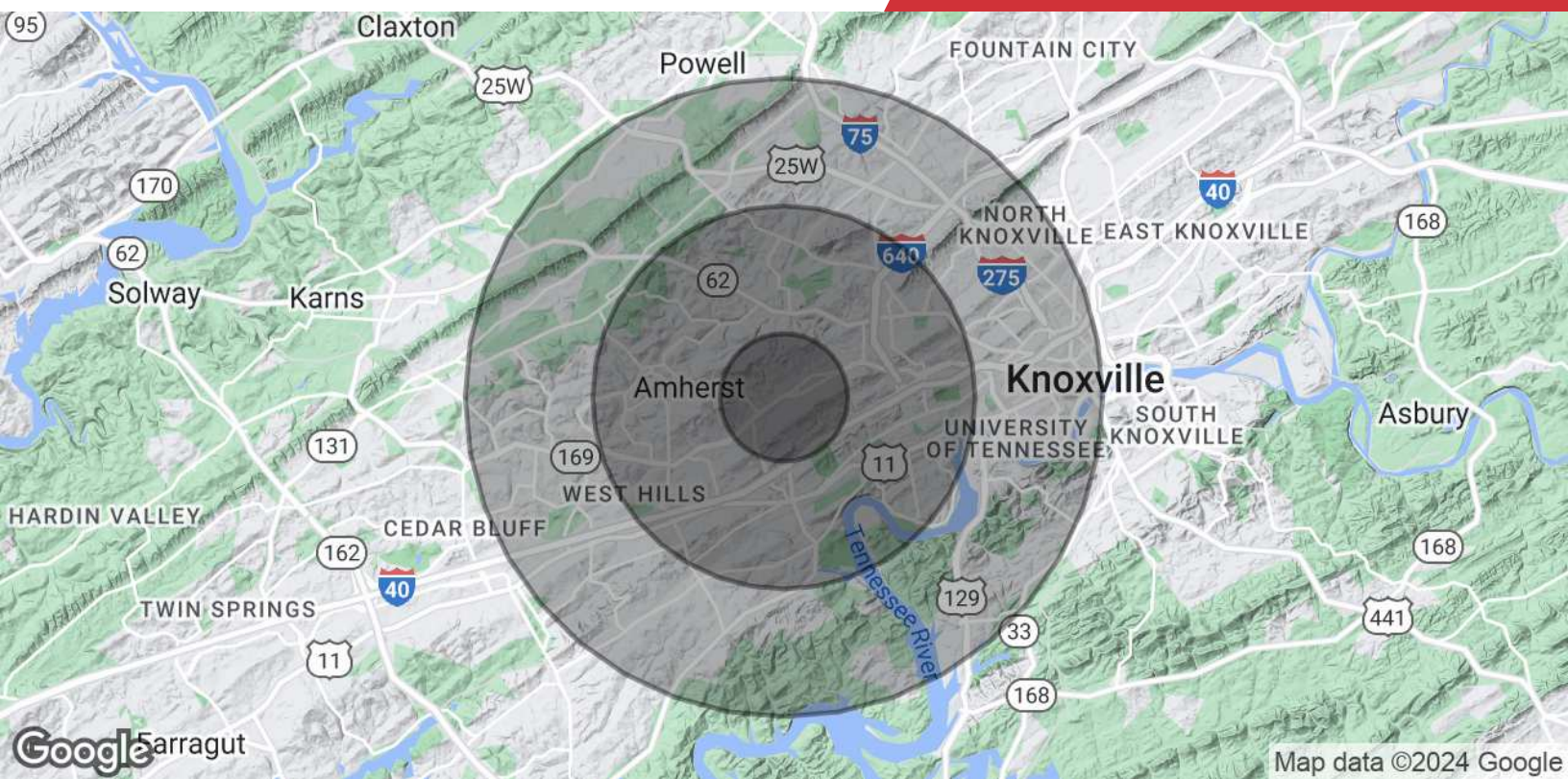
1,850 SF | \$14.00 SF/yr

Retail/Office/Flex



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255 N Peters Road, Suite 101
Knoxville, TN 37923
865 531 6400 tel
koellamoore.com



Population

	1 Mile	3 Miles	5 Miles
Total Population	5,581	52,524	137,499
Average age	28.5	34.5	34.0
Average age (Male)	28.0	34.3	33.3
Average age (Female)	29.0	34.9	34.8

Households & Income

	1 Mile	3 Miles	5 Miles
Total households	2,459	23,737	60,992
# of persons per HH	2.3	2.2	2.3
Average HH income	\$47,277	\$62,263	\$59,508
Average house value	\$140,882	\$192,314	\$167,661

* Demographic data derived from 2020 ACS - US Census



Maribel Koella, CCIM, SIOR, FRICS, CRE

NAI Director

mkoella@koellamoore.com

Direct: 865.250.9001 | Cell: 865.250.9001

Professional Background

As Director of NAI Koella | RM Moore, Maribel is a driving force behind Knoxville's leading commercial real estate firm. She derives distinct satisfaction from finding creative ways to negotiate solutions to seemingly impossible challenges, and has assembled much of the resources needed to set our firm apart. Maribel's SIOR, CCIM, FRICS and CRE designations, together with the firm's association with NAI Global, create an unparalleled international network of professionals and research capabilities.

Her background of overcoming barriers, including becoming the first female appraiser for the Tennessee Veteran's Administration and the first female Industrial SIOR in Tennessee, has served Maribel well in establishing her commitment to the highest levels of ethics, professionalism, and service to her clients. Furthermore, her attainment of membership in the prestigious Counselors of Real Estate (CRE) organization highlights her skills at providing strategic counseling to clients. Maribel's advice is grounded in her broad range of proficiencies in commercial real estate, project conceptualization, and development, as well as investment experience.

Her expertise allows her to envision and evaluate options, advocate on behalf of her client's interests, and develop winning strategies aligned with their business aims

Education

University of the Americas, Mexico City, Mexico, B.A. in Business Administration

Society of Industrial and Office Realtors (SIOR)

Certified Commercial Investment Member (CCIM)

Counselors of Real Estate (CRE)

Royal Institute of Chartered Surveyors Strategic Coach, Fellow (FRICS)

Certified General Real Estate Appraiser License (Inactive)

NAI Koella | RM Moore
255 N Peters Road, Suite 101
Knoxville, TN 37923
865.531.6400